

NOTICE OF CONSIDERATION OF AN APPLICATION BY THE  
CITY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA, CALIFORNIA

NOTICE IS HEREBY GIVEN THAT THE CITY ZONING ADMINISTRATOR of the City of Chula Vista, CA, has received an application for a modification of a previously approved design, summarized as follows:

**CONSIDERATION DATE:** March 1<sup>st</sup>, 2007  
**CASE NUMBERS:** PCM-07-12  
**APPLICANT:** Capri East, LLC  
**SITE ADDRESS:** **Villa Capri Restaurant**  
2330 Proctor Valley Road, Suite B-101  
Chula Vista, Ca. 91914  
(See attached locator map).

**PROJECT DESCRIPTION:** The application requests approval of a design modification to an existing approved patio structure, to be included in the operation of a family-style restaurant located in the Shops at San Miguel Ranch Center. The modification of design consists of a new patio wall along the south structural wall, which will reflect the design of the existing north courtyard structure. All finishes of the new structure will match the existing standards of the Shops at San Miguel Ranch Center and will match the existing commercial center standards. The patio footprint will increase in size by 259 square feet. The restaurant will be located in Suite B-101 in the Shops at San Miguel Ranch Center. Parking will be provided in the adjacent shopping center parking lot.

**ENVIRONMENTAL STATUS:** The Environmental Projects Manager has reviewed the proposed project for compliance with the California Environmental Quality Act and has determined that the proposed project was adequately covered in previously adopted Final Subsequent Environmental Impact Report (IER 97-02), for the San Miguel Ranch Sectional Planning Area Plan and Tentative Map. Thus, no further environmental review or documentation is necessary.

Any written comments or petitions to be submitted to the Zoning Administrator must be received in the Planning Department no later than noon on the day prior to the date of consideration. Please direct any questions or comments to Project Planner Garry Williams in the Planning and Building Department, Public Services Building, Chula Vista Civic Center, 276 Fourth Avenue, Chula Vista, CA 91910, or by calling (619) 691-5098. Please include the case number noted above in all correspondence.

If you wish to challenge the City's action on this application in court, you may be limited to raising only those issues you or someone else raised in response to this notice prior to the Zoning Administrator's action on the application. A copy of the application and accompanying documentation and/or plans are on file and available for inspection and review at the City Planning Department.

Within ten days after the decision is rendered, the applicant or other interested person may appeal the Zoning Administrator's decision to the Planning Commission by submitting an appeal form and the required fee to the Planning Department. Please notify the project planner if you wish to receive a copy of the Zoning Administrator's decision.